

## Staff Summary Report

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City Council Meeting Date: 12/04/03

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Set public hearings for **December 17, 2003 and January 8, 2004**, for Firestone Tires for an Amended General Plan of Development for University & McClintock Crossing Commercial Center and Final Plan of Development for Firestone Tires, including a use permit, located at 1775 East University Drive.

**DOCUMENT NAME:** 20031204dsd2k07

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** No

**COMMENTS:** Set public hearings for **FIRESTONE TIRES** (The Focus Group, LLC, David Church, property owner) **#SGF-2003.95** for an Amended General Plan of Development for University & McClintock Crossing consisting of 29,016 s.f., on 4.86 net acres, and a Final Plan of Development for Firestone Tires consisting of 7,610 s.f. on 2.11 net acres and a use permit, located at 1775 East University Drive, including the following:

q-j

Use Permit:

Allow a tire and auto service store in the PCC-1 Zoning District.

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8438)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval of General and Final Plan of Development  
– Denial of sign request  
Public – None to date

**ADDITIONAL INFO:** The four parcel commercial center is currently housing McDonald's restaurant, 7-Eleven convenience store with gas pumps, and a Wienerschnitzel hot dog restaurant currently under construction. This is the last vacant parcel within this commercial center to be developed. Firestone Tires will be the first phase of the two phase development for this parcel. With the proposed development of Firestone Tires (Phase I) and future retail building (Phase 2), this commercial center will be completed.

The General Plan of Development designates this site for single story retail land use. This proposal appears to be consistent with previously recorded development plans, both in land use and site plan. Also requested with this Final Plan of Development are three (3) freestanding tenant identification signs (two along University Drive and one along McClintock Drive) in lieu of the freestanding center identification sign otherwise required in the PCC-1 Zoning District. Staff supports the Amended General Plan of Development and Final Plan of Development for Firestone Tires, subject to conditions. Staff does not support the sign request. To date, no public input has been received.